

March 9, 2020

Greg Crawford, PE
Florida Engineering Group, Inc.
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Orlando, FL 32809
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For: Virtus North America, LLC, 933 Lee Rd., Ste. 330, Orlando, FL 32810

RE: Letter of Determination for Administrative Master Plan for Cinderlane Apts., 5001
Cinderlane Pkwy., Orlando, FL (Parcel ID # 05-22-29-7680-00-010) **MPL2020-10004**

Mr. Crawford:

I have reviewed your Letter of Determination request relative to Administrative Master Plan approval of 52-unit multi-family development, to be located on a 2.54-acre parcel at the northeast corner of Cinderlane and N. Lake Orlando Pkwy., Orlando, FL. Your specific request is as follows:

This submittal is for a Master Site Plan review with the City of Orlando for a Multi-Family Residential project on a parcel of land that contains approximately 2.54 acres. The project is located on the northeast corner of the intersection of Cinderlane Parkway and North Lake Orlando Parkway in the Rosemont area of town and the current zoning is R-3B/W. The property is currently vacant and is adjacent to multi-family apartments to the north and east; multi-family units to the south; and single-family residential to the west. The proposed use is compatible with the adjacent developments in the area and adjacent to the property.

As can be seen from the Master Site Plan, the proposed development is a 52-unit apartment complex, that will include five (5) buildings with the associated parking, stormwater, and utility facilities. Four (4) of the buildings will have studio, 1, 2, and 3 bedroom units for rent along with a clubhouse building. The buildings adjacent to the streets will be 2 and 3 story townhome products with 2 car garages, but they will be leased and not fee-simple ownership. The 3-story building will be located behind the townhome product buildings.

You have provided a survey, site, landscape and proposed building elevations for the proposed apartment project.

History – Planning staff initially met with the applicant in August 2019 regarding a master plan for development of a small multi-family complex on a vacant 2.54-acre parcel at the northeast corner of Cinderlane and N. Lake Orlando Parkways in the Lake Orlando (Rosemont) neighborhood. A review of our files yields the following analysis relative to the administrative master plan request:

- The property consists of an undeveloped nearly vacant parcel annexed into the City in 1970

and initially platted in 1973. The never developed parcel was acquired by the current owner in March 2019.

- In 1991, the property was designated Residential Medium Intensity on the City's Future Land Use Map and zoned R-3B/W (Medium Intensity Residential Development, with Wekiva (W) Overlay).

Analysis - Per Land Development Code (LDC) Section 65.331, the site requires master plan review, because the development will have more than 12 multi-family dwelling units. Since there will be fewer than 100 multi-family units, the buildings will be 3 stories or less in height and the development is less than 5 acres in size, the review is being handled administratively. Staff has also determined that the submittal is of sufficient detail to not require a separate Final Site Plan determination.

Zoning – The R-3B/W zoning district allows multi-family development at a density not to exceed 21 dwelling units per acre. The Wekiva Overlay requires a minimum 20% open space requirement for all undeveloped properties 5-acres or larger in size; the subject parcel is only 2.54 acres in size, so the Wekiva Overlay does not apply. The maximum allowed impervious surface ratio (ISR) under R-3B/W is capped at 70%. Development of 16 townhouses and 36 apartments (52 dwelling units) on a 2.54-acre parcel results in a density of 20.5 dwelling units per acre, below the maximum density allowed. The impervious surface coverage is estimated to be 69.1%, below the maximum allowed standard.

Parking – The 2.54-acre site is subject to minimum parking requirements of LDC Section 61.322 Figure 26, requiring no fewer than 80 parking spaces for the 52-unit development (parking is based on unit types, sizes of apartments and number of bedrooms per unit). Each attached dwelling unit (17 units) will have two (2) internal (garage) parking spaces and the apartment building will have the remaining 46 parking spaces, to be located on the north and south sides of the 3-story apartment building. Ninety-two (92) spaces are being provided, including 4 handicapped spaces, twelve (12) spaces more than the minimum required. The applicant also intends to provide four (4) parallel spaces on the north side of the N. Lake Orlando Pkwy. R-O-W, despite local residential concerns about existing traffic speeds near the intersection of N. Lake Orlando and Cinderlane Pkwy's. Existing sidewalks along N. Lake Orlando and Cinderlane Parkways will be maintained, along with an existing bike lane along the east side of Cinderlane Pkwy.

Site Plan – The proposed site and landscape plans appear to substantially comply with R-3B/W development standards, except as noted in the Recommendation section below.

Recommendation - Based on the above information, staff supports the Administrative Master Plan determination for the 52-unit Cinderlane Apartments, per the plans provided with this Determination and provided the following conditions are met:

Land Development (Jim Burnett, 407-246-3609 or at james.burnett@orlando.gov)

1. Impervious surface coverage cannot exceed 70%, per the R-3B/W zoning.
2. Density cannot exceed 21 dwelling units per acre, per the R-3B/W zoning.
3. Consistency - The Site Plan (as provided for this determination and as submitted for permitting) must be consistent with the size, dimensions, site location, and appearance shown on the plans submitted with this application. The Site Plan must comply with all Land Development and Engineering regulations and conditions.

4. Preliminary Review – This was a cursory review of your plans and elevations. The City reserves the right to make further comments during ongoing plat and permit reviews. While we did not see any major departure from the requirements of the Land Development Code, the Site Plan must be compliant with all aspects of the LDC to include (but not limited to) landscaping, buffers, proper circulation, and all of the requirements of the Land Development Code.

Urban Design (Jacques Coulon, 407-246-3427 or at Jacques.coulon@orlando.gov)

1. Landscaping - All landscape plans must achieve the Minimum Required Landscape Score (MRLS) required for the proposed type and intensity of development. A spreadsheet showing compliance with the MRLS must be included with the plans (spreadsheet form is available at <http://www.cityoforlando.net/city-planning/landscape-code/>).
2. Perimeter landscaping must be designed to accommodate driveways and pedestrian connections.
3. Areas adjacent to rights-of-way and property lines must have a minimum 7.5 ft landscape buffer.
4. Row-end and Intermediate landscape islands must be minimum 10 ft wide and must contain at least one canopy tree.
5. Perimeter landscape areas must contain a continuous row of evergreen groundcovers and plants not to exceed 4 ft in height.
6. Landscape areas and intermediate landscape areas must contain a minimum of one canopy tree of 3" caliper, a minimum overall height of 12 ft, and a minimum clear-trunk height of 6 ft.
7. A tree removal permit is required (issued through the Parks Division, at 407-246-2283 or via email at trees@orlando.gov) prior to any trees being removed from the project site. Some tree removal permits may also be applied for online at: <https://beta.orlando.gov/Parks-the-Environment/Trees/Apply-for-a-Tree-Removal-Permit>
8. Any plants identified as a Category I invasive exotic species by the Florida Exotic Pest Plant Council must be removed. Where applicable, preservation of trees is encouraged.
9. Irrigation systems must be designed and maintained with industry standard water efficiency measures or equipment, such as:
 - a. A weather-based evapo-transpiration controller;
 - b. Zoned soil-moisture sensors; or
 - c. A low-volume system using drip emitters for shrubs and groundcover and flood-bubblers for trees. Impact sprinklers are prohibited
10. Dry or wet detention/retention ponds must act as a site amenity via the following:
 - a. Native vegetation plantings (a minimum of 15% of shoreline surface area) must be planted around the perimeter of the ponds, consistent with Chapters 60 and 61; and
 - b. Wet retention pond will need at least one fountain jet to prevent algae growth.
11. Backflow Preventer Screening - Additional landscape screening in the form of an evergreen hedge is required around the backflow preventer to screen it from view of the ROW.
12. Where possible, existing street trees should be maintained; otherwise, new street trees must be installed in accordance with LDC Sect. 60.216.

Other Items

13. Except where otherwise required or approved in site specific reviews, any fencing along public rights-of-way must be open, CPTED-approved fence, such as aluminum or wrought-iron picket fencing. Any chain link fencing on site must be 6-gauge black vinyl-clad, with top and bottom rails.
14. Signs must be in conformance with rules and regulations in LDC Section 64.257, Multi-family Residential signs.
15. Outdoor lighting must comply with LDC Chapter 63, Part 2M, as follows:
 - White LED lamps are encouraged.
 - Security lighting may not be substituted for parking lot or pedestrian lighting fixtures, and are restricted to service, storage, loading, and similar uses.
16. Any walls proposed to be located between the buildings and adjacent streets are limited to 4 ft. in height and must be constructed of similar or complimentary materials and colors to those found in the principal structures. A decorative cap and columns or change in plane is required every 30 to 40 ft. It is unclear if the wall is proposed to go around the corner, between the clubhouse and the street, or if it will terminate at the clubhouse. Staff recommends that the walls terminate at the clubhouse to provide the clubhouse a greater presence to the street and also to provide a more substantial landscape area.
17. If the on-street parking along N. Orlando Pkwy is removed or not installed, then that area where the parking was located must be replaced with streetscape landscaping, matching that proposed in the rest of the streetscape area.
18. Transparency - A minimum 15% transparent material is required on all façades facing a public or private street, or courtyard, on each story below the roof line. A minimum 10% transparent material is required on all interior side façades on each story below the roof line. There do not appear to be any windows on any of the apartment building side elevations where a minimum of 10% is required.
For the Clubhouse elevations, no elevations of the clubhouse or pool screening wall were provided in the application. Detailed elevations, including details on materials, colors and transparency, must be provided at time of appearance review.

Transportation (John Rhoades, 407-246-2293 or at john.rhoades@orlando.gov)

1. Compliance - Except where noted in this letter, all aspects of the site plan are required to conform to all applicable minimum standards set forth in the editions of the City Code and the City Engineering Standards Manual that are in force at the time of any construction of this project.

Support of this submittal by the Transportation Dept. does not constitute final engineering approval of this concept for development. Materials and designs for transportation related elements of the project must meet or exceed standards in the versions of the City Code and Engineering Standards Manual in effect at the time of submittal to Permitting Services.

Proper sightlines must be maintained at all driveways and parking areas. Site plans and landscaping plans submitted to Permitting Services should include sightline triangles. AutoTurn analysis for emergency vehicles and solid waste collection should be attached to plans to prevent delays in processing.

2. Cinderlane Pkwy. - A triangular traffic separator must be installed in the Cinderlane Pkwy. Driveway apron. Proper accommodation for the crosswalk must be maintained.
3. On-street parking stalls may be created on N. Lake Orlando Pkwy. However, offsets meeting FDOT's Florida Design Manual Ch. 212 must be maintained and the impact to mature and healthy street trees must be kept to a minimum.
4. Raised crosswalks may be installed at the approaches to the roundabout at the Cinderlane and N. Lake Orlando Pkwy intersection. The crosswalks must meet all ADA, MUTCD, and City of Orlando design standards and requirements. Contact the City Transportation Engineering Div. representative to obtain necessary design details.

Water Reclamation Division (WRD) (Sewer) (Julio Morais, at 407-246-3724 or at julio.morais@orlando.gov, or Dave Breitrick, at 407-246-3525 or at david.breitrick@orlando.gov)

The following must be incorporated into the Construction Plans submitted for Permitting Review:

1. The Preliminary Site Utility Plan (Sheet C-6 in the Master Plan Application) identifies the gravity main in Cinderlane Pkwy as existing 18" PVC sanitary main. The City GIS data base identifies the main as 8" and 10" VCP.
2. The proposed connection point is in Cinderlane Pkwy. Plan and Profiles of the gravity main on Cinderlane Pkwy and the proposed main from the development at the connection point, must be included in the construction plans. Surveyed rim and invert elevations of both pipes at the point of connection must also be shown on the construction plans.
3. The capacity of the sanitary sewer main in Cinderlane Pkwy between the proposed point of connection and the manhole upstream of Lift Station (LS) #83 must be evaluated and reported to the WRD to determine the impact the proposed discharge will have on the existing public infrastructure. Wastewater capacity allocation to the project must also be determined using the City of Orlando Sewer Service Policy Allocation Factors and/or the Growth Management Plan (GMP) Level of Service (LOS).
4. LS #83 is equipped with 2 x 20HP pumps. Current records show that each pump is running on average 5 hours and 118 starts per day. The Applicant's engineer must evaluate LS #83 for available storage and cycle time to make sure it has available capacity for the proposed discharge. The evaluation must be submitted to the WRD for review and approval prior to construction permit approval.
5. Sanitary sewer analysis, design and construction must be in accordance with Chapter 9 of the current Engineering Standards Manual (ESM) and applicable City Standard Details available on the City's website.
6. Please contact the Water Reclamation Division to schedule a meeting to discuss the sanitary sewer availability for the proposed project.

This Letter of Determination does not constitute approval to develop. It addresses only the Land Development Code standards expressly represented in this letter. The determinations of this letter are also restricted to this specific parcel of land and are not transferable to other parcels of land. The applicant shall comply with all other applicable requirements of the Land

Development Code, including any additional review requirements and **shall receive all necessary permits before initiating development** (permit is already submitted). Do not respond to this determination letter; merely revise your engineering and building plans accordingly and resubmit revisions to the City Permitting Section.

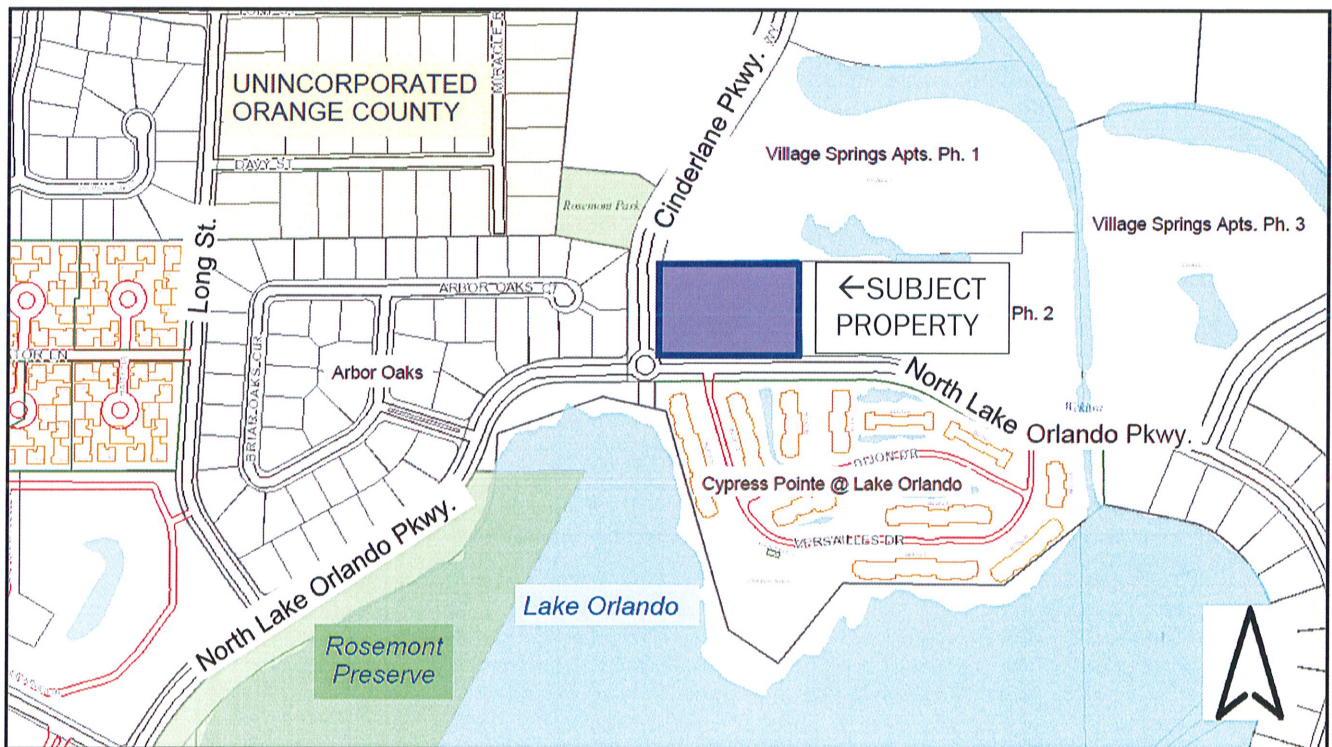
This approval letter serves as your finding of sufficiency pursuant to Florida Statutes 166.033. If you have any questions, please contact Jim Burnett, Planner III, or any of the applicable reviewers as noted above under comments and conditions.

Sincerely,



Elisabeth Dang, AICP
Planning Manager

Site Map



Building Perspectives & Elevations



Cinderlane View



N. Lake Orlando Pkwy. View



Interior View of Rear Garages of Attached Units (left) and 3-Story Apartment Building (to right)



South Elevation of Apartment Building (as viewed from rear of attached dwellings)



Northwest Elevation of Apartment Building

